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AUCTION

LEADING THE INDUSTRY SINCE 1945

FRIDAY - MARCH 26, 2021 - 12:30 PM

3 Acres W/ 8 Mobile Home Pads- Two 4-Car Garages

ATTN: INVESTORS – INCOME-PRODUCING PROPERTY

Potential Gross Income \$21,600 - Seller Financing Available

Village Of Dalton - Wayne Co. - Dalton LSD

On-Site And Online Bidding Available

Absolute auction, all sells to the highest bidder:

LINCOLN VIEW DR., DALTON, OH 44618

Directions: From RT 30 and OH-94 at Dalton head north on OH-94/S. Mill St., then left onto Park Dr. to auction. Watch for KIKO signs.

AUCTION TO BE HELD AT: Pioneer Coffeehouse - 60 Lincoln View Dr., Dalton, OH 44618



Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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REAL ESTATE: 3 acres with 8 mobile home pads plus two 4-car garages. 7 pads currently rented at \$225 each. Tenants pay all utilities. Garages updated with new shingles and leaf guard gutters in 2020. All mobile homes owned by tenants. No mobile homes to transfer. Current taxes are \$1,037 per half year. Wayne Co. parcel #50-00056.000, #50-00675.000, #50-00058.000, #50-00634.000, #50-00057.000, #50-00960.000, and #50-00675.001. Auction to be held offsite at the Pioneer Coffee Shop which is within walking distance to the property.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Seller financing available, call for details. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be sold as an Entirety and not to be offered in separate parcels.

AUCTION BY ORDER OF: Equity Trust Company



Auctioneer/Realtor®

PETE KIKO JR.

330-749-7898

pkiko@kikocompany.com

800-533-5456 | kikoauctions.com

